



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**July 10, 2014**

**REQUEST:** City Council Bill #14-0405/Sale of Property – 700 North Eutaw Street

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 700 North Eutaw Street (Ward 11, Section 08, Block 500, Lot 009) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Alexandra Hoffman

**COMPREHENSIVE PLANNER:** Heather Martin

**PETITIONER:** City Council President - Administration

**OWNER(S):** Mayor and City Council

### **SITE AREA**

Site Conditions: The Subject Property is 700 N. Eutaw Street, which is improved by a two-story brick former firehouse building that occupies the entire site. The Subject Property is located at the northwest corner of N. Eutaw Street where Centre Street turns into Druid Hill Avenue. The irregularly-shaped lot is approximately 0.055 acres. The land is zoned B-4-1 and is located within the Seton Hill Local Historic District.

General Conditions: The Subject Property is located in the Seton Hill neighborhood west of N. Howard Street and the Mount Vernon neighborhood and north of downtown's Westside district.

### **HISTORY**

The Subject Property is a former firehouse for Engine Company No. 7, which occupied the structure from January, 1860 until the Baltimore City Fire Department decommissioned the building in December, 1991.

The building was most recent leased to The Baltimore Station, a residential and services facility for homeless and substance-addicted veterans. The Baltimore Station leased the building until January, 2009 when they moved into their new facility in South Baltimore.

The Subject Property was identified as surplus by the Department of Real Estate in 2010.

### **CONFORMITY TO PLANS**

Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically:

LIVE

Goal 1: Build Human and Social Capital by Strengthening Neighborhoods

*Objective 2:* Strategically Redevelop Vacant Properties throughout the City

Goal 2: Elevate the Design and Quality of the City's Built Environment

*Objective 4:* Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods

Seton Hill Master Plan: This City Council Bill is compatible with the Seton Hill Master Plan which was adopted by Planning Commission on February 2, 2012 and specifically recommends the disposition of the Subject Property by the Baltimore Development Corporation through a Request for Proposal process.

### **ANALYSIS**

City Council Bill #14-0405 would authorize the sale of 700 N. Eutaw Street, a historic former firehouse in the Seton Hill neighborhood. This sales ordinance will allow the disposition of the Subject Property, which is not needed for public purposes and can be sold. The proposed action is in support of the Comprehensive Master Plan for Baltimore City.

The Baltimore Development Corporation offered the Subject Property through a Request for Proposal process in March, 2011. Through this process the Baltimore Development Corporation awarded the Subject Property in October, 2011 to Property Consulting, Inc. for its redevelopment as six artists' studios with a café and market on the ground floor. The Baltimore Development Corporation and Property Consulting, Inc. are currently negotiating a Land Disposition Agreement for the sale of the Subject Property and at this time Property Consulting, Inc. has requested no City financial contribution as part of their \$805,000 development project.

Community Notification: The Seton Hill Association and Seton Hill Organizations Together have been notified of the requested action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with the first name "Thomas" and last name "Stosur" clearly distinguishable.

**Thomas J. Stosur**  
**Director**